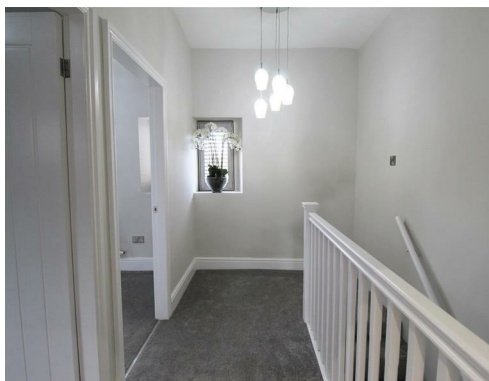


12 Shop Lane,
Kirkheaton HD5 0DB

OFFERS AROUND
£155,000



**** NO CHAIN** THIS LOVELY TWO BEDROOM CHOCOLATE BOX COTTAGE BOASTS ORIGINAL STONE FEATURES, EXPOSED TIMBER BEAMS, IMPRESSIVE HOUSE BATHROOM, A LOW MAINTENANCE FRONT AND REAR GARDEN AND OFF ROAD PARKING FOR ONE VEHICLE.**

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

LIVING KITCHEN 17'11" max x 17'11" max

You enter the property through a part glazed composite door into this very spacious living kitchen. The kitchen area is fitted with a range of grey wall and base units, wood effect work surfaces, white tiled splash backs and a sink and drainer with mixer tap over. Integrated appliances include a fridge freezer, slimline dishwasher, electric oven and four ring electric hob with extractor fan over. Dual aspect windows fill the room with light and have fitted shutters which add a touch of character, there are spot lights to the ceiling and tile effect laminate flooring. An attractive, characterful stone fireplace and mantle create a great focal point to the room and a door leads to the cellar. A staircase rises to the first floor.



CELLAR 16'9" max x 10'1" max

Stone steps lead down to this impressive stone vaulted cellar which is ideal for storing household items. The property's combination boiler is located to the cellar head and a door leads to the living kitchen.

FIRST FLOOR LANDING

Stairs ascend from the living kitchen to this airy first floor landing which has a rear facing window, loft hatch and doors to the bedrooms and bathroom.

**BEDROOM ONE 11'0" max x 11'4" max**

Situated to the front of the property, this bright and airy bedroom enjoys tasteful decor and a striking stone chimney breast and fireplace which adds a wonderful characterful feel. A door leads to the landing.

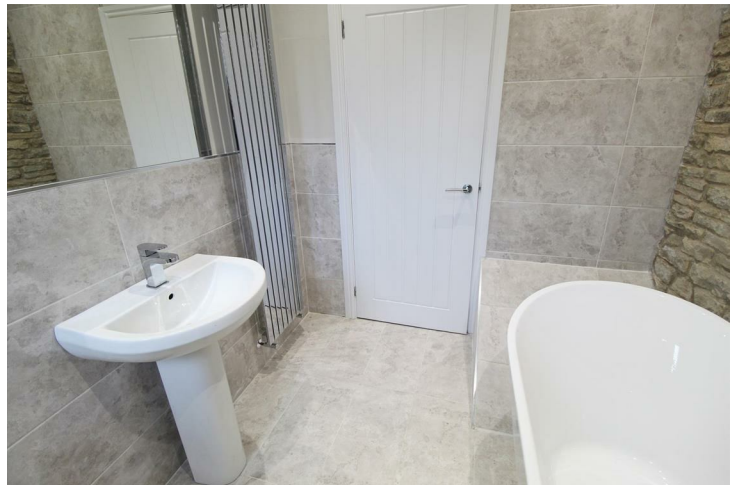
**BEDROOM TWO 6'5" max x 10'11" max**

This charming single bedroom would alternatively make a great home office for those working from home, dressing room or child's room and has two rear facing windows which fill the room with light. The room benefits from the same tasteful decor as bedroom one and a door leads to the landing.



HOUSE BATHROOM 7'9" max x 6'9" max

This stunning house bathroom really has the wow factor and is fitted with a three piece white suite including a freestanding roll top bath with shower attachment, low level W.C and pedestal hand wash basin with mixer tap over. The room is partially tiled with attractive grey wall and floor tiles, a front facing obscure glazed window floods the room with light and there are spot lights to the ceiling. A beautiful exposed stone wall allows a cosy feel making it the perfect place to relax and a door leads to the landing.



FRONT, REAR GARDEN AND PARKING

To the front there is a low maintenance shale garden with a boundary wall, outdoor lighting and a path to the front door. To the rear is another low maintenance flagged area which has room for some garden furniture.

There is off road parking for one vehicle.



***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND A

PROPERTY CONSTRUCTION: STONE AND RENDER

PARKING: ON STREET PARKING

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

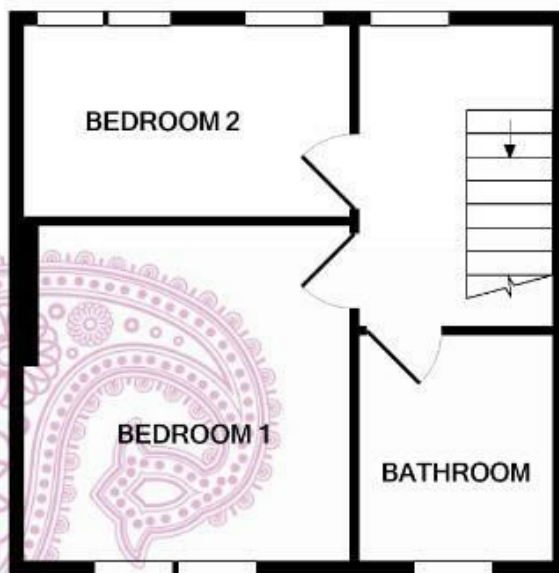
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

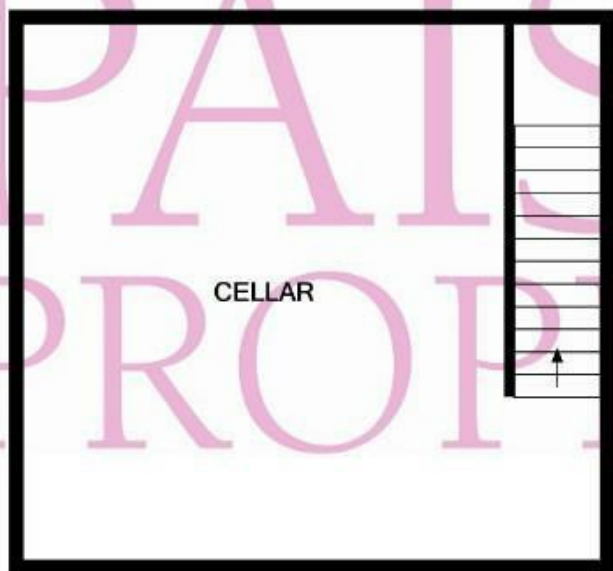
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



GROUND FLOOR



1ST FLOOR



BASEMENT LEVEL

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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PAISLEY
PROPERTIES